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Recording requested by:

When recorded mail to:

Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101

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Space above this line for recorders use

TS # AZ-09-241647-CL

Order # 090072148

Loan # 0021334842

Investor No.

### **Notice of Trustee's Sale**

The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 10/18/2006 and recorded 1/2/2007 as Instrument 20070006227, Book xxx, Page xxx, in the office of the County Recorder of **MARICOPA County**, Arizona ; and at public auction to the highest bidder:

Sale Date and Time: **5/1/2009 at 12:00:00 PM**

Sale Location: **IN THE COURTYARD BY THE MAIN ENTRANCE OF SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, ARIZONA**

Legal Description: **LOT 208, PLEASANT VALLEY UNIT 3, according to Book 651 of Maps, Page 48, records of **Maricopa County, Arizona.****

Purported Street Address: **9815 WEST KEYSER DRIVE, PEORIA, AZ 85383**

Tax Parcel Number: **201-36-455-3**

Original Principal Balance: **\$567,000.00**

Name and Address of Current Beneficiary: **Mortgage Electronic Registration Systems, Inc.  
C/O Aurora Loan Services  
327 South Inverness Drive  
Englewood, CO 80112**

Name and Address of Original Trustor: **WALTER C. KABAT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY  
9815 WEST KEYSER DRIVE, PEORIA, AZ 85383**

Name and Address of Trustee/Agent: **QUALITY LOAN SERVICE CORPORATION**

C/O Quality Loan Service Corp.  
 2141 5th Avenue  
 San Diego, CA 92101  
 Phone: 619-645-7711  
 Sales Line: 714-730-2727  
 Login to: [www.fidelityasap.com](http://www.fidelityasap.com)  
 AZ-09-241647-CL

The successor trustee qualifies to act as a trustee under A.R.S. §33-803A (1) in its capacity as a licensed Arizona escrow agent.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 1/30/2009

QUALITY LOAN SERVICE CORPORATION

By: Jim Montes, Vice President

State of California )

) ss

County of San Diego )

Unofficial Document

On 1/30/2009 before me, **Sharina L. Guzman**, a notary public, personally appeared **Jim Montes, Vice President**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharina L. Guzman

(Seal)



If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.